

**CALENDAR ITEM
C43**

A 33
S 16

10/16/15
W 26878
R. Collins

**GENERAL LEASE –
RECREATIONAL AND PROTECTIVE STRUCTURE USE**

APPLICANT:

Patrick A. Howard and Terri L. Howard

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Colorado River, adjacent to 1194 Beach Drive, city of Needles, San Bernardino County.

AUTHORIZED USE:

Use and maintenance of an existing lower concrete patio with railing, concrete block retaining walls, and stone veneer, raised planter area, water fountain, fire pit, concrete stairs with railing, 3-foot wide sidewalk, enclosed storage area, and riprap bankline; and the construction, use, and maintenance of two aluminum gangways and a sundeck with railing, and a floating walkway and boat dock.

LEASE TERM:

10 years, beginning October 16, 2015.

CONSIDERATION:

Lower Concrete Patio with Railing, Concrete Block Retaining Walls, and Stone Veneer, Concrete Stairs with Railing, Raised Planter Area, Water Fountain, Fire Pit, 3-foot Wide Sidewalk, Enclosed Storage Area, Two Aluminum Gangways, a Sundeck with Railing, and a Floating Walkway and Boat Dock: Annual rent in the amount of \$621 per year, subject to annual Consumer Price Index adjustment.

Riprap Bankline: Public benefit, with the State reserving the right to set a monetary consideration if it is determined to be in the best interests of the State.

SPECIFIC LEASE PROVISIONS:

Insurance: Liability insurance in an amount no less than \$1,000,000 per occurrence.

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Other: Applicant acknowledges that the Public Pedestrian Access Easement shall remain open to the public and that no structures or improvements shall be erected and no personal property placed so as to obstruct or prevent public access in and along the Easement. Such improvements include, but are not limited to, fences, walls, railings, or landscaping. Applicant further acknowledges that they shall not place signs or advocate in any other manner in such a way as to prevent or discourage public use of the Public Pedestrian Access Easement.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. The State of California had its fee ownership of the sovereign land located in the Colorado River at this location confirmed in 1991 as a result of a Boundary Line Agreement and Compromise Settlement entered into between the Commission and Kahala Needles Partners, Ltd., a Nevada Limited Partnership, recorded as AD 134 dated January 1, 1991, and recorded on August 11, 1992, document No. 92-333250, Official Records, San Bernardino County, California (AD 134). Projects, including new development or maintenance of existing facilities, extending waterward of the Ordinary High Water Mark (OHWM) fixed by AD 134 require a lease from the Commission pursuant to Public Resources Code section 6501.1. The Applicant's upland property is located along the Colorado River adjacent to the fixed OHWM.
3. Pursuant to AD 134, the State of California was granted an Easement running parallel to the fixed OHWM. The Easement is intended to provide public access to and along the bank of the Colorado River. The Easement affects lots 1-40 of the Rio Buena Vista residential subdivision, one of which is the Applicant's property. Public access to the Easement is from the northern or southern end of the subdivision, or from the Colorado River.
4. The United States Department of the Interior, Bureau of Reclamation (Reclamation), Yuma Area Office, conducted a review by boat of the riprap bankline on March 27, 2002, and also conducted a site visit on April 10, 2002. The inspection revealed that the bankline was cleared of vegetation and that the federally-applied riprap and federally-constructed jetties were undisturbed and in good condition. By letter dated April 23, 2002, Reclamation acknowledged their capacity to apply additional riprap to the bankline location in the future was compromised due to the pending development of the upland residences and subsequently declared that Reclamation would not provide additional riprap to the bankline location in the future. Consequently, Reclamation decreed that the upland

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homeowner (Applicant) would be responsible for maintaining protection of their own banklines in the future, subject to the homeowners seeking approval and permitting of their riprap or bankline construction work from the United States Army Corps of Engineers under Section 10 of the Rivers and Harbors Act of 1899.

5. The Applicant has applied for a General Lease – Recreational and Protective Structure Use for use and maintenance of an existing lower concrete patio with railing, concrete block retaining walls, and stone veneer, raised planter area, water fountain, fire pit, concrete stairs with railing, 3-foot wide sidewalk, enclosed storage area, and riprap bankline, and for construction, use, and maintenance of two aluminum gangways and a sundeck with railing, and a floating walkway and boat dock. The riprap bankline mutually benefits both the public and the Applicant. The bank of the Colorado River will have additional protection for the river channel from wave action provided at no cost to the public and the riprap bankline will be maintained by the Applicants at no cost to the public.
6. **Existing Lower Concrete Patio with Railing, Concrete Block Retaining Walls, and Stone Veneer, Concrete Stairs with Railing, Raised Planter Area, Water Fountain, Fire Pit, 3-foot Wide Sidewalk, Enclosed Storage Area, and Riprap Bankline:** The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).
7. **Construction of Two Aluminum Gangways, a Sundeck with Railing, and a Floating Walkway and Boat Dock:** The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; California Code of Regulations, Title 2, section 2905, subdivision (c)(1).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.
8. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and

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through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

FURTHER APPROVALS REQUIRED:

U.S. Bureau of Reclamation
U.S. Army Corps of Engineers
California Department of Fish and Wildlife

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Existing Lower Concrete Patio with Railing, Concrete Block Retaining Walls, and Stone Veneer, Concrete Stairs with Railing, Raised Planter Area, Water Fountain, Fire Pit, 3-foot Wide Sidewalk, Enclosed Storage Area, and Riprap Bankline: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Construction of Two Aluminum Gangways, a Sundeck with Railing, and a Floating Walkway and Boat Dock: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 3, New Construction of Small Structures; California Code of Regulations, Title 2, section 2905, subdivision (c)(1).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Patrick A. Howard and Terri L. Howard beginning October 16, 2015, for a term of 10 years, for use and maintenance of an existing lower concrete patio with railing, concrete block retaining walls, and stone veneer, raised planter area, water fountain, fire pit, concrete

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stairs with railing, 3-foot wide sidewalk, enclosed storage area, and riprap bankline, and the construction, use, and maintenance of two aluminum gangways and a sundeck with railing, and a floating walkway and boat dock as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$621, with an annual Consumer Price Index adjustment; consideration for the riprap bankline to be the public benefit with the State reserving the right to set a monetary consideration if it is determined to be in the best interests of the State; liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

W 26878

LAND DESCRIPTION

Two parcels of State owned land adjacent to Lot 15 of Tract No. 15640 as shown on Tract Map recorded in Book 261, Pages 88 through 94, inclusive of Maps, in the Office of the County Recorder of San Bernardino County, State of California, described as follows:

PARCEL 1

BEGINNING at the easterly corner of said Lot 15; thence northwesterly along the northeasterly line of said lot, said line also being the Agreed Boundary Line as described in Exhibit A of Document Number 92-333250, recorded on August 11, 1992, Official Records of said County, N 55° 01' 49" W 45.02 feet to the northerly corner of said lot; thence leaving said northeasterly line and said Agreed Boundary Line, along the northeasterly prolongation of the northwesterly line of said lot N 33° 18' 50" E 50.00 feet; thence S 55° 01' 49" E 45.02 feet to the intersection with the northeasterly prolongation of the southeasterly line of said lot; thence southwesterly along said northeasterly prolongation S 33° 18' 50" W 50.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying waterward of the toe of revetment adjacent to said Lot 15.

PARCEL 2

BEGINNING at the easterly corner of said Lot 15; thence northwesterly along the northeasterly line of said lot, said line also being the Agreed Boundary Line as described in Exhibit A of Document Number 92-333250, recorded on August 11, 1992, Official Records of said County, N 55° 01' 49" W 45.02 feet to the northerly corner of said lot; thence leaving said northeasterly line and said Agreed Boundary Line, along the northeasterly prolongation of the northwesterly line of said lot N 33° 18' 50" E 85.00 feet; thence S 55° 01' 49" E 45.02 feet to the intersection with the northeasterly prolongation of the southeasterly line of said lot; thence southwesterly along said northeasterly prolongation S 33° 18' 50" W 85.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying within above described PARCEL 1.

END OF DESCRIPTION

This description is based on Applicant provided design drawings for a proposed floating boat dock, two gangways, floating walkway, sun deck together with any and all appurtenances pertaining thereto, to build at a later date within the Lease time frame. This description is to be updated once as-built plans are submitted.

Prepared 08/20/15 by the California State Lands Commission Boundary Unit



NO SCALE

SITE

LEASE PARCEL 2

(PROPOSED FLOATING BOAT DOCK,
FLOATING WALKWAY, TWO GANGWAYS
WITH ALUMINUM RAILING, SUN DECK WITH
ALUMINUM RAILING AND IMPACT AREA)

COLORADO RIVER

LEASE PARCEL 1

(EXISTING RIPRAP BANKLINE, CONCRETE
STAIRS, CONCRETE SIDEWALK, LOWER AND
UPPER CONCRETE PATIOS ON TOP OF
CONCRETE BLOCK RETAINING WALLS WITH
STONE VENEER AND ALL APPURTENANCES
AND ENCLOSED STORAGE AREA)

APPROXIMATE
TOE OF REVETMENT

AGREED BOUNDARY LINE

APPROXIMATE
TOP OF REVETMENT

PUBLIC PEDESTRIAN
ACCESS EASEMENT

APN 0186-273-14

1194 BEACH DRIVE, NEEDLES

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W 26878

HOWARD

APN 0186-273-14

GENERAL LEASE -

RECREATIONAL AND

PROTECTIVE STRUCTURE USE

SAN BERNARDINO COUNTY



TS 08/20/15

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.